

WARREN ZONING BOARD OF REVIEW
April 16, 2014
Minutes

The regular meeting of the Warren Zoning Board was called to order at 7:01 pm by Chairman A. Harrington. Also present Vice Chair S. Calenda, P. Attemann, Mark Smiley, A. Ellis, 1st Alternate M. Emmenecker and 2nd Alternate W. Barrett Holby, Jr.

Approval of Minutes: March 19, 2014 meeting. It was moved by P. Attemann to accept the minutes. Second by S. Calenda. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

Old Business

Application #14-2; Blount Fine Foods, owner and O'Connell's Warren Mill Marina, dba PKO Marine, applicant, 341 Water St; plat map 5, lots 2, 28, 48, and 104.

The Building Official, Mr. Nash advised the Board that the Town Council has been charged with appointing a Solicitor for this application of which has not be done as of yet, so there would be no Solicitor available for any legal questions should the Board have any. He therefore recommended that the Board continue the matter to the May 21, 2014 meeting.

It was moved by S. Calenda to continue Application #14-2, Blount Fine Foods, owner and O'Connell's Warren Mill Marina, d/b/a PKO Marine, applicant, 341 Water St, plat map 5, lots 2, 28, 48, and 104, to the May 21, 2014 meeting to allow time for proper counsel which will be appointed by the Town Council. Second by M. Smiley. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

For the record, the Zoning Board strongly urges the Town Council to take action on this matter, it is impendent that they reply and there is no reason that the applicant and the objectors should have to wait to have their matter heard and the Council to appoint someone.

Application #14-9; John & Maria Correia, owners and George DeMedeiros, applicant, 27 Vernon St; plat map 15B, lot 7. Continued from the March 19, 2014 meeting.

George DeMedeiros, G D Construction, Inc., 25 Academy Ave, Bristol, RI, gave representation of Application #14-9 for John & Maria Correia, owners, 27 Vernon St, Plat Map15B, Lot 7, request for a Variance from section 32-77 of the Warren Zoning Ordinance to construct a 37' x 30' one story addition to the existing single family dwelling with a left side yard setback of 4' and a right side yard setback of 11' where 15' is required. Current there is a single family home with a deck and entry/mud room on the back existing on a footing which would be removed and replace with a bathroom with the possibility in the future for a kitchen. A portion

of the addition would also be used as a single car garage. Mr. DeMedeiros requests a continuance to the May 21, 2014 meeting to gather further details concerning the lot size and courage as well as the interior plan.

It was moved by S. Calenda to continue Application #14-9 to the May 21, 2014 as requested by the applicant, to allow the applicant to present further documentation which will allow presentation of the application in its entirety.

Second by M. Smiley. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

Application #14-10; John Quattrocchi RT, appellant; 325 Water St; plat map 5, lot 1, request for an Appeal of the January 17, 2014 Stop Work Order issued by the Warren Zoning Officer regarding maintenance dredging.

Entered into the record was a letter dated April 15, 2014, received by the Building Official's Office on April 16, 2014, from Joelle C. Sylvia, counselor for the appellant, Mr. Quattrocchi III, stating there is a request for public records pending and relevant documents needed to prepare for the appeal, there is a request to continue this matter to the June 18, 2014 meeting.

Mr. John Quattrocchi III, stated that the public records request should have been complied with by last week and was not.

Solicitor Peter Skwirz made note that the public records request must be complied with by the 22nd of April 2014. There is a 20 business days in which to comply.

It was moved by P. Attemann to continue Application #14-10 to the June 18, 2014 meeting as requested by the applicant.

Second by S. Calenda. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

New Business:

Application #14-11 Joyce A. Dyer, owner and applicant; 16 Brownell St, Plat Map 16, Lot 166, request for a Variance from section 32-89 of the Warren Zoning Ordinance to install a new OWTS within 150' of a water body.

William Smith, President of Civil Engineering concepts, Inc., 34 Main St, Little Compton, RI, gave testimony for Application #14-11 Joyce A. Dyer, owner and applicant; 16 Brownell St, Plat Map 16, Lot 166, request for a Variance from section 32-89 of the Warren Zoning Ordinance to install a new OWTS within 150' of a water body. Consideration has been given to the location of the surrounding properties and wells, as well as the bay.

Public Comment: NONE

It was moved by P. Attemann to approve Application #14-11 Joyce A. Dyer, owner and applicant, 16 Brownell St., Plat 16 Lot 166, to allow the existing cesspool to be replaced with an advanced treatment OWTS approximately 70' from high tide, 80' is requested where 150' is required. The approval will be conditional on approvals from DEM, CRMC and the Building Official. Second by S Calenda. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

Application #14-12 Richard and Suzanne Chrystie, Trustees, owners and applicants, 3 Shore Dr., Plat Map 17, Lot 140, request for a Variance from section 32-89 of the Warren Zoning Ordinance to install a new OWTS within 150' of a water body.

William Smith, President of Civil Engineering concepts, Inc., 34 Main St, Little Compton, RI, gave testimony for Application #14-12 Richard and Suzanne Chrystie, Trustees, owners and applicants, 3 Shore Dr., Plat Map 17, Lot 140, request for a Variance from section 32-89 of the Warren Zoning Ordinance to install a new OWTS within 150' of a water body. Mr. Smith gave an explanation, there were no other options for the placement due to the location of the well and the residence.

Public Comment: NONE

It was moved by P. Attemann to approve Application #14-12 Richard and Suzanne Chrystie, Trustees, owners and applicants, 3 Shore Dr., Plat Map 17, Lot 140, from section 32-89, to allow an existing cesspool to be replaced with an advanced treatment OWTS approximately 80' from high tide, 70' relief is requested from the 150' setback. The approval will be conditional on approvals from DEM, CRMC and the Building Official. Second by S Calenda. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

Administrative Matters

Items for future agendas-NONE

Adjourn: M. Smiley moved to adjourn the meeting at 8:44 PM. Second by S. Calenda. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

Respectfully Submitted,

Rhonda Lee Fortin